

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 19, 1969

Appeal No. 9944 James Clayton Ridgway, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting on March 25, 1969.

EFFECTIVE DATE OF ORDER - April 22, 1969

ORDERED:

That the appeal for variance from the provisions of Section 7502 to permit swimming pool in front of dwelling at 2128 Cathedral Avenue, NW., Lot 838, Square 2205, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
 2. The property has a frontage of 42.59 feet on Cathedral Avenue and contains approximately 2,248 square feet.
 3. Appellant proposes to construct a swimming pool in connection with a single-family residence presently under construction.
 4. The proposed site of the swimming pool is in the front yard of the dwelling.
 5. This location provides more privacy for the pool and for neighbors in that it faces Rock Creek Park.
 6. Appellant alleges that the hardship is the same as in BZA Appeal No. 8977 in which this Board granted a variance of the rear yard requirements, and BZA Appeal No. 9554 in which a variance was granted for the waiver of one off-street parking space.
 7. Appellant contends that the facts remain unchanged.
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OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations. We incorporate the facts contained in BZA Orders No. 8977 and 9554. It is concluded that the facts remain as they were on the dates of the previous Orders and that the granting of this present appeal is consistent with such previous Orders.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.